

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION

February 26, 2008—9:00 AM

PRESENT

CHAIRMAN: Steve Wright

Mike Hager

VICE CHAIR: Marshall Atchley

Ronnie Harrill

SECRETARY: Jim Still

Dwayne Harris

COUNTY PLANNER: Danny Searcy

Jim Huffstickler

PLANNING DIRECTOR: Hicks Owens

Kim Warner

Approval of Minutes, Steve Wright.

GREYROCK-Progress Report. Chad Treadwell is not in attendance today. He has sent pictures and information to the meeting. Steve Wright asks planner to determine and report back to PC about a specific stretch of road just beyond the "Dream Home" has received absolutely no improvements. County Planner explains that the CC have given the development 6-months in which to make substantial progress. Which will be revisited again this June for further determination.

HUNTER'S GLEN, Phase 3 (Preliminary). 38 lots on 38 acres just off Union Rd. This s/d is in a protected watershed. S/d does meet watershed and s/d requirements. R/w will remain private, but will match state standards. Motion to approve by Mike Hager; seconded by Ronnie Harrill, PC voted unanimously to approve.

KING PLANATION. Variance on 600 feet of road to exceed grade at entrance of s/d. Last month this topic was tabled to provide research on the impacts to the stream and the best solution for water quality considering the proximity to BRWA's intake. David Odom states they cannot cut the road at the top anymore; the only thing they could do is additional fill at the base of the hill. This fill could be detrimental to the water quality as it would require an additional 50' of culvert piping and altering the meander of the stream channel. This stream is in the protected watersupply watershed and very near the intake for BRWA. David Odom and Luke Edwards agreed that the variance request is not financially driven; it is about the impacts of the stream. Odom stated that in addition to stream alignment, extended culvert, and the increased fill dirt that increasing the floodplain was another concern, and that these circumstances create a unique hardship particular to this project warranting a variance. Chairman Wright reminds the PC why the Commissioners asked us to go to state standards for better roads in the long run and comments that this would likely be a step backward. Minor discussion ensued followed by motion to approve variance by Kim Warner; seconded by Jim Huffstickler. The motion carries with a 7-1 vote as Chairman Wright opposed.

NUISANCE ABATEMENT ORDINANCE. Statement read by County Planner explaining the purpose of this meeting. David Reno is on agenda to address this issue. Mr. Reno inquires if the open meeting law was followed when the PC subcommittee met. Reno then went on to say that PB was fallguy for BOCC requesting the document. Ronnie Harrill states that he received multiple calls regarding this meeting. Chairman Wright reminded the group that the PC was tasked to provide this ordinance to the CC. Mike Hager wonders if they could send it to the CC with a statement that we do not approve. Mike Hager makes a motion to send Ordinance to CC with a recommendation that they do not consider it; Jim Huffstickler seconded the motion. Majority of PC vote to approve. Disapproval votes to this motion are Steve Wright, Kim Warner, and Jim Still.